

ITEM # \_\_\_\_\_

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** San Pedro Center PUD, Large Scale Land Use Amendment from Low Density Residential (LDR) to PD (Planned Development) and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development) (Catholic Diocese of Orlando and Joe Calabrese/Brian Canin, applicants)

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Matthew West **CONTACT:** Tina Deater **EXT** 7440

**Agenda Date** 01/05/05 **Regular** ☐ **Work Session** ☐ **Briefing** ☐  
**Special Hearing – 6:00** ☐ **Public Hearing – 7:00** ☒

**MOTION/RECOMMENDATION:**

1. Recommend APPROVAL and TRANSMITTAL of the request for a Large Scale Land Use Amendment from Low Density Residential (LDR) to Planned Development (PD) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development) on approximately 465.60 acres, located on the north side of Howell Branch Road, between Dike Road and Lake Howell Lane, and approve the attached Preliminary Master Plan subject to staff's conditions and the attached development order, (Catholic Diocese of Orlando and Joe Calabrese/Brian Canin, applicants); or
2. Recommend DENIAL of the request for a Large Scale Land Use Amendment from Low Density Residential (LDR) to Planned Development (PD) and Rezone from A-1 (Agriculture District) to PUD (Planned Unit Development) on approximately 465.60 acres, located on the north side of Howell Branch Road, between Dike Road and Lake Howell Lane, (Catholic Diocese of Orlando and Joe Calabrese/Brian Canin, applicants); or
3. CONTINUE the public hearing until a time and date certain.

District 1 – Commissioner Dallari Tina Deater, Senior Planner

**BACKGROUND:**

The applicants, the Catholic Diocese of Orlando and Joe Calabrese/Brian Canin, propose a rezone from A-1 to PUD and a Large Scale Land Use Amendment from Low Density Residential (LDR) to Planned Development (PD) for a mixed use development on approximately 465.60 acres, located on the north side of Howell Branch Road, between Dike Road and

<b>Reviewed by:</b>	
Co Atty:	_____
DFS:	_____
OTHER:	_____
DCM:	_____
CM:	_____
<b>File No.</b>	<u>Z2004-058</u> <u>055.FLU04</u>

Lake Howell Lane. The proposed development program consists of 1,999 residential units including single-family, multi-family, assisted living facilities, nursing home facilities, and congregate care facilities; 100,000 square feet of office and retail, plus assisted living facilities and multi-family residential in a mixed use center; expanding the existing spiritual center to 200,000 square feet and adding a retreat center with 250 short-term residential units. At this time, the applicant is in the process of determining how many dwelling units are being assigned to the various proposed uses. While a maximum of 1,999 dwelling units are proposed, many of these units will be within assisted living facilities, congregate care facilities and nursing homes. Staff is recommending as a condition of approval that the assignment of dwelling units to the various proposed uses be provided to the Board of County Commissioners at the time of the transmittal hearing. Due to the holidays and the lack of opportunities to finalize the details with the applicant, some of the conditions of approval contained in the attached development order were recommended by staff without being reviewed by the applicant. Additional conditions or changes to the existing conditions may be provided to the Board as soon as they are available.

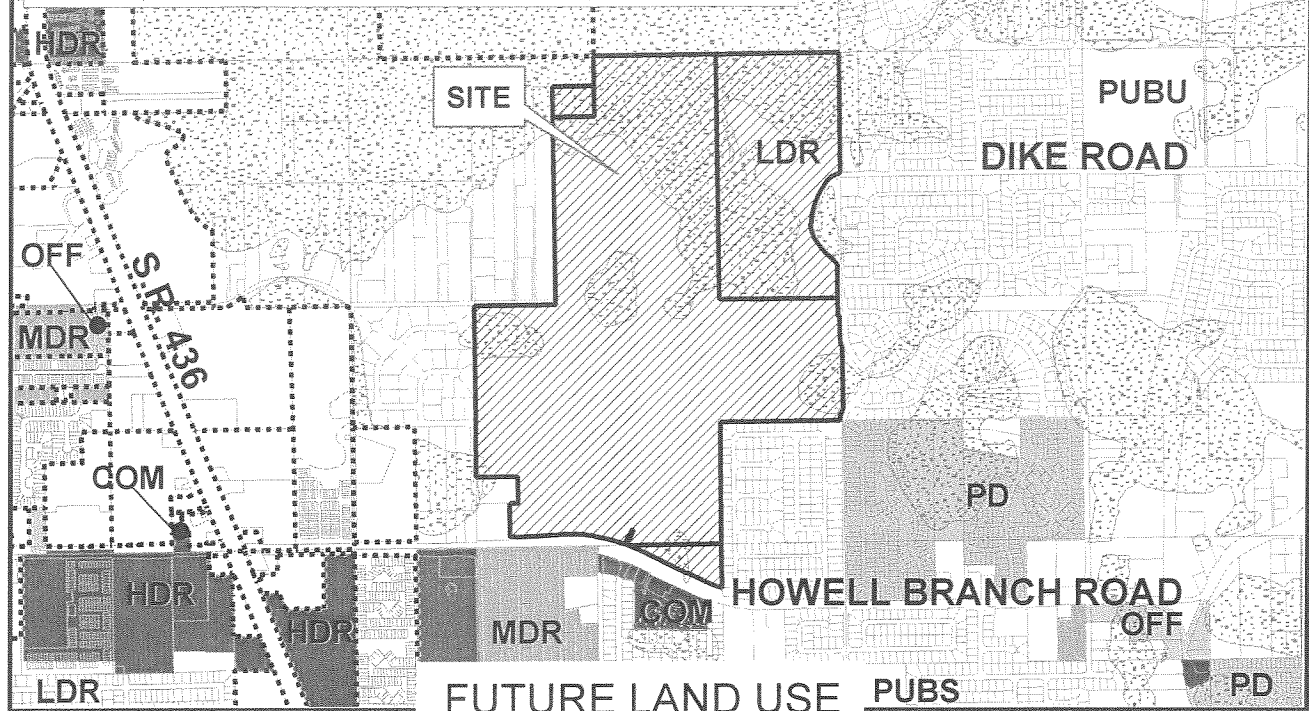
**STAFF RECOMMENDATION:**

Staff recommends APPROVAL and TRANSMITTAL of the requested Large Scale Land Use Amendment from Low Density Residential to Planned Development and rezone from A-1 to PUD, and approval of the attached Preliminary Master Plan subject to the conditions contained in the attached Development Order, and that the assignment of dwelling units to the various proposed uses be provided to the Board of County Commissioners at the time of the transmittal hearing.

**INSERT:**

**SITE PLAN  
DEVELOPMENT ORDER  
ORDINANCE  
COLOR MAPS  
AERIAL MAP**

The presence of any wetlands and/or flood-prone areas is determined on a site by site basis.  
Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.  
\*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.  
Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



**FUTURE LAND USE**

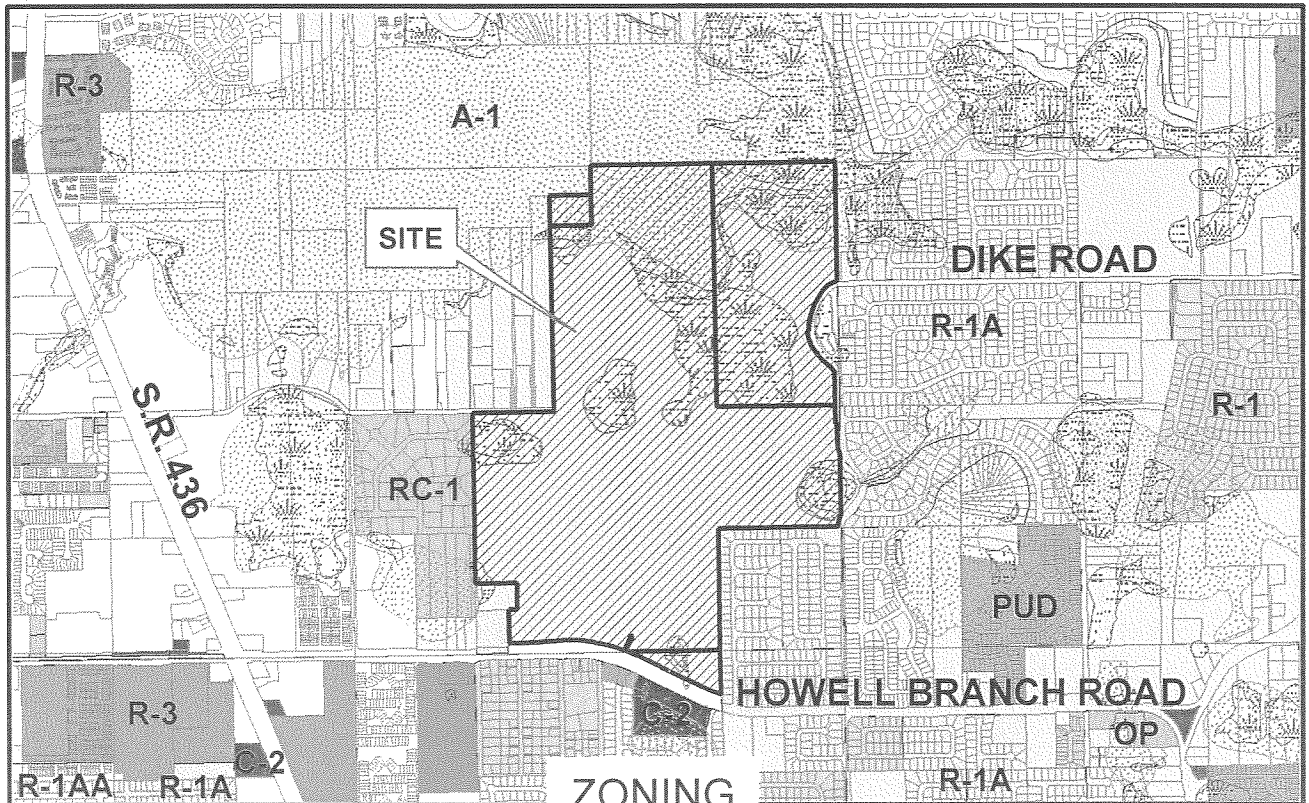
Site (hatched pattern) Municipality (dashed line)

LDR MDR HDR PD OFF

COM PUB CONS

Applicant: Catholic Diocese of Orlando  
Physical STR: part of 27-21-30 & 34-21-30-300-0060-0000  
Gross Acres: +/- 465.60 BCC District: 1  
Existing Use: Church  
Special Notes: None

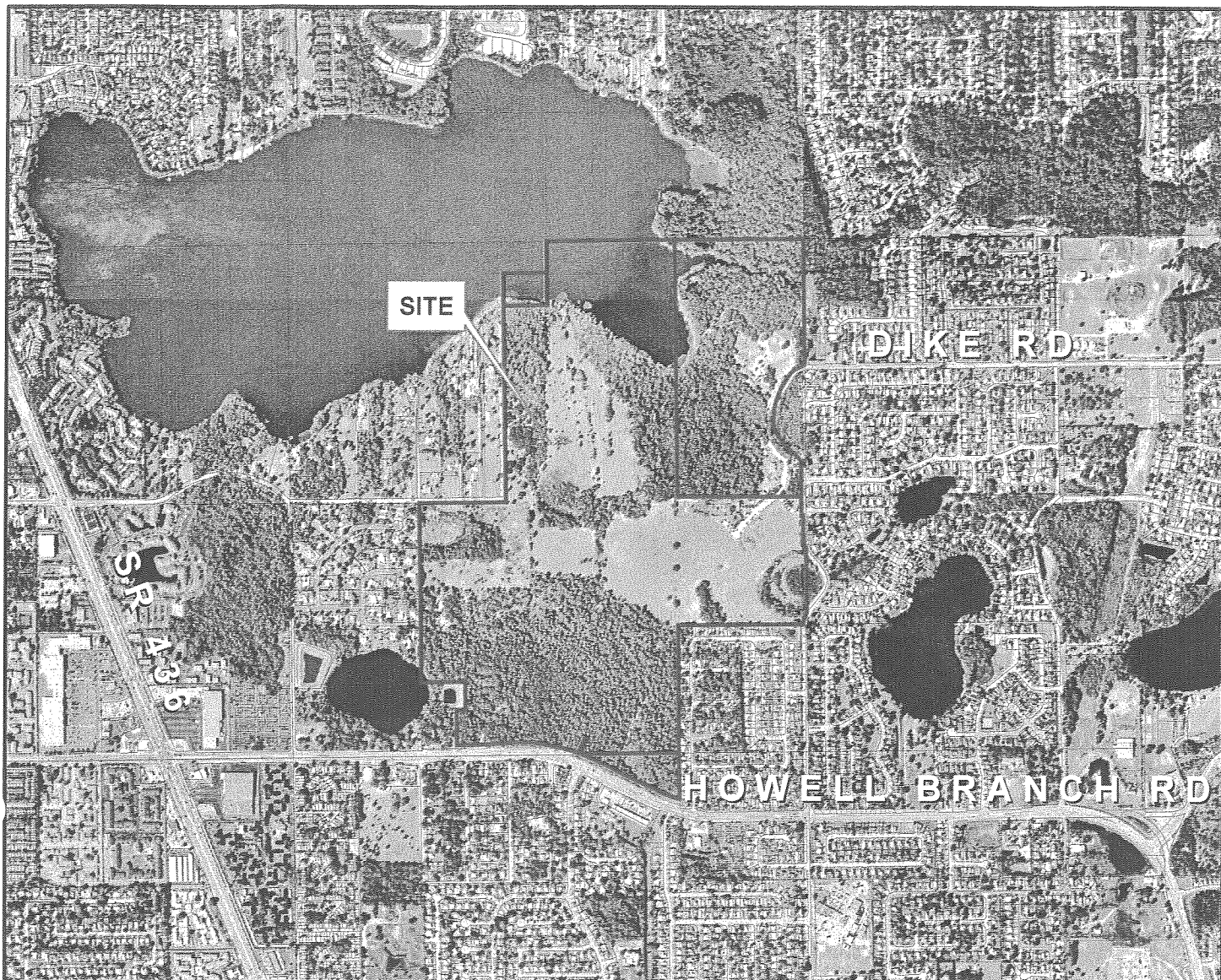
	Amend/ Rezone#	From	To
FLU	055-FLU04	LDR	PD
Zoning	Z2004-058	A-1	PD



**ZONING**

A-1 R-1AA R-1A R-3 OP C-2 RC-1 PUD

FP-1 W-1



Amendment No: 055 - FLU04

From: LDR To: PD

Rezone No: Z2004-058

From: A-1 To: PD

 Parcel

 Subject Property



February 1999 Color Aerials



# ***San Pedro Center PUD Large Scale Land Use Amendment and Rezone Staff Report***

<b>Low Density Residential to Planned Development (PD)</b>		Amendment (Z2004-058, 05S.FLU06)
<b>REQUEST</b>		
<b>APPLICANT</b>	Catholic Diocese of Orlando and Joe Calabrese/Brian Canin	
<b>PLAN AMENDMENT</b>	Low Density Residential to Planned Development	
<b>REZONING</b>	A-1 (Agriculture District) to PUD (Planned Unit Development)	
<b>APPROXIMATE GROSS ACRES</b>	465.60	
<b>LOCATION</b>	North side of Howell Branch Road, between Dike Road and Lake Howell Lane	
<b>BCC DISTRICT</b>	District 1 – Commissioner Dallari	
<b>RECOMMENDATIONS AND ACTIONS</b>		
<b>STAFF RECOMMENDATION</b>	Staff recommends APPROVAL and TRANSMITTAL of the requested Large Scale Land Use Amendment, rezone, and Preliminary Master Plan subject to the attached Development Order.	

## ***SITE DESCRIPTION***

### **1. DEVELOPMENT TRENDS AND EXISTING AND PERMITTED USES:**

<b>Location</b>	<b>Future Land Use*</b>	<b>Zoning*</b>	<b>Existing Use</b>
Subject Property	Low Density Residential	A-1 (Agriculture District)	Spiritual Center
North	Low Density Residential	PUD	Single-family residential
South	Commercial, High Density Residential, Medium Density Residential	R-1A (Single-family Dwelling District), C-2 (Retail Commercial District)	Single-family residential, Retail Shopping Center, Gas Station and Convenience Store, Multi-family Residential
East	Low Density Residential, Planned Development	A-1 (Agriculture District), R-1A (Single-family Dwelling District), PUD (Planned Unit Development)	Single-family residential
West	Low Density Residential	RC-1 (Country Homes District), A-1 (Agriculture District)	Single-family residential

❖ See enclosed future land use and zoning maps for more details.

## ***COMPREHENSIVE PLAN CONSISTENCY***

**2. PLAN PROGRAMS** - Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction. Each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.

**Summary of Program Impacts:** The proposed amendment does not alter the options or long-range strategies for facility improvements or capacity additions included in the Support

Documentation to the Vision 2020 Plan. The amendment request would not be in conflict with the Metroplan Orlando Plan or the Florida Department of Transportation's 5-Year Plan (Transportation Policy 14.1).

A. **Traffic Circulation - Consistency with Future Land Use Element:** *In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element, Design Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element and adopted Design Element (Transportation Policy 2.1).*

Access to the subject property is via Howell Branch Road, which is classified as a minor arterial roadway and is currently operating at a Level of Service "B". The adopted Level of Service standard on this section of the road is "D + 20%". Before any final development orders are issued, the project will be required to undergo concurrency testing, in order to ensure adequate capacity.

B. **Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:**

The subject property is located within the Seminole County water and sewer service areas. Water and sewer services are available to the site. Once the proposed residential units are assigned to the various residential uses, demand estimates will be provided to the Board of County Commissioners. The potable water capacity to serve this project has already been factored into the County's application for a consolidated consumptive use permit from St. Johns River Water Management District.

C. **Public Safety – Adopted Level of Service:** *The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Public Safety Policy 2.1).*

The property is served by the Seminole County EMS/Fire Station #23. Response time to the site is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

**3. REGULATIONS** - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Vision 2020 Plan, but are not applied in detail at this stage.

A. **Preliminary Development Orders: Capacity Determination:** *For preliminary development orders and for final development orders, under which no development activity impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows...No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been*

*granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Implementation Policies 2.3 and 2.4).*

A review of the availability of public facilities to serve this property indicates that adequate public facilities either exist or could be made available. By virtue of this determination, the proposed Plan amendment would create no adverse impacts to public facilities.

**B. Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection:** *The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications...(Policy FLU 1.2 and 1.3).*

The site contains approximately 117 acres of wetlands and approximately 8.9 acres of floodplain. A wetlands mitigation plan shall be required prior to final engineering approval for any proposed development that impacts wetlands on the subject property.

**C. Protection of Endangered and Threatened Wildlife:** *The County shall continue to require, as part of the Development Review Process, proposed development to coordinate those processes with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife prior to development approval (Conservation Policy 3.13).*

A threatened and endangered species report shall be required prior to final engineering approval for any proposed development on the subject property.

**4. DEVELOPMENT POLICIES** - Additional criteria and standards are also included in the Plan that describes when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

**A. Compatibility:** When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Vision 2020 Plan (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, no creation of new strip commercial developments through plan amendments, etc.).



Applicable Plan policies include, but are not limited to, the following:

**Transitional Land Uses:** *The County shall evaluate plan amendments to insure that transitional land uses are provided as a buffer between residential and non-residential uses, between varying intensities of residential uses, and in managing the redevelopment of areas no longer appropriate as viable residential areas. "Exhibit FLU: Appropriate Transitional Land Uses" is to be used in determining appropriate transitional uses. (Policy FLU 2.5)*

**Design Principles:** *The County will encourage development in corridors and centers based on the following principles (Policy DES 4.2):*

- *Mixed-use centers should be designed with universal blocks, i.e. blocks with standard dimensions that accommodate several different types of uses, to enable re-use over time through infill, redevelopment and intensification.*
- *Mixed-use developments shall have integrated infrastructure, vertical and/or horizontal integration of different land uses and coordinated access.*
- *Mixed-use corridors and centers should promote development planning that encourage site plans to anticipate infill development with future building sites, structured parking, and the flexibility to intensify the site later when the market grows.*

The applicants are proposing a mixed use development concept with an expanded spiritual/retreat center on the eastern portion of the property, residential uses on the north and west portions of the property, and a mix of retail, office, and residential uses on the south part of the property adjacent to Howell Branch Road. Exhibit FLU-2 Appropriate Transitional Land Uses, in the Vision 2020 Comprehensive Plan indicates that all of these proposed uses can be compatible transitional uses adjacent to Low Density Residential if the site is sensitively designed with transitioning lot sizes, sufficient buffers, limited building heights, architectural controls, and limited hours of operation. Staff believes that the proposed PD land use, with the attendant PUD Preliminary Master Plan, is compatible with the surrounding Low Density Residential future land use if it is subject to the conditions contained within the attached development order. The proposed San Pedro Center PUD would contain a combination of church, office, retail/commercial, and residential uses. Objective 4 of the Design Element of the Vision 2020 Comprehensive Plan is to encourage mixed-use corridors and centers with stronger connectivity and more attractive physical design. Due to these reasons, staff is supportive of the future land use amendment from Office to Planned Development.

Other applicable plan policies include, but are not limited to:

*FLU 2.1 Subdivision Standards.*

*FLU 4.2 Infill Development*

*FLU 5.5: Water and Sewer Service Expansion*

*FLU 2.11 Determination of Compatibility in PUD and PCD Zoning Classifications*

**B. Concurrency Review - Application to New Development:** *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public facilities level of service standards and schedules of capital improvements...shall be applied and evaluated...consistent with policies of the Implementation Element... (Capital Improvements Policy 3.2).*

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public facilities meeting the adopted LOS are available or will be available concurrent with the impacts of development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order.

**5. SCHOOL IMPACTS** – Once the proposed units are assigned to the various residential uses, student generation estimates will be provided to the Board of County Commissioners.

**STAFF RECOMMENDATION:**






Staff recommends APPROVAL and TRANSMITTAL of the requested Large Scale Land Use Amendment from Low Density Residential to Planned Development and rezone from A-1 to PUD, and approval of the attached Preliminary Master Plan subject to the following conditions and the attached Development Order:

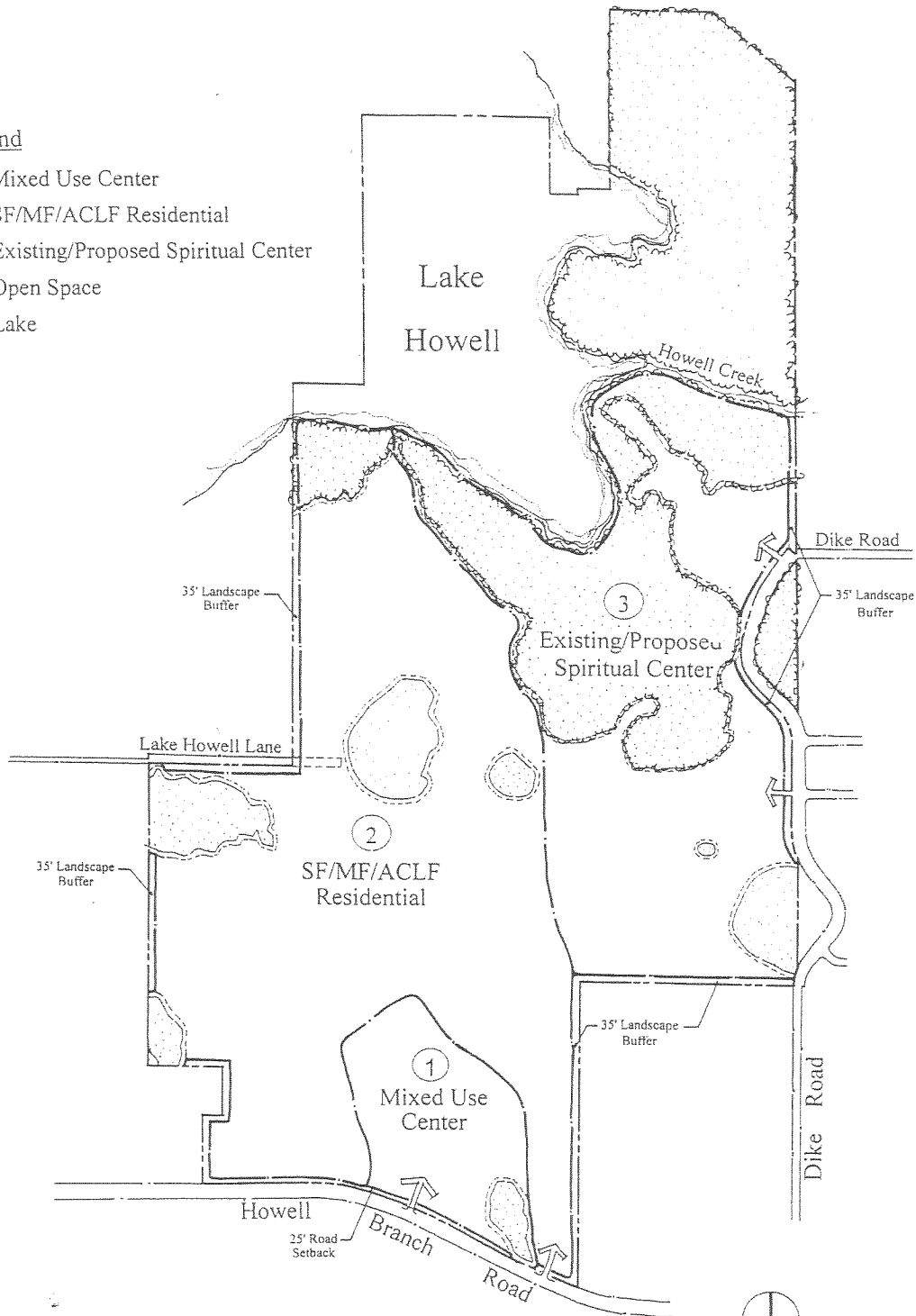
- a. The assignment of dwelling units to the various proposed uses shall be provided to the Board of County Commissioners at the time of the transmittal hearing.
- b. All structures within 300' of the western property line shall not exceed two stories.
- c. The density within 300' of the western property line shall not exceed four units per net buildable acre.
- d. All structures within 100' of Dike Road shall not exceed three stories.
- e. Adjacent to the Howell Estates subdivision in the southeast corner of the property, buildings of one or two stories shall meet the active/passive buffer requirements of the Seminole County Land Development Code. Three story buildings shall have a minimum 120' building setback, and a 50' landscape buffer with a 6-foot masonry wall and 8 canopy trees per 100 linear feet.
- f. Except where otherwise noted, a 35' landscape buffer in compliance with the landscaping and wall requirements of the active/passive buffer standards of the Seminole County Land Development Code shall apply along all property lines.

- g. A 50' building setback from Lake Howell shall apply to all structures except boat docks.
- h. The following uses shall be allowed in the Mixed Use Center: those permitted uses and special exception uses allowed in the CN (Neighborhood Commercial District), the OP (Office Professional District), the R-3 (Multiple-family Dwelling District), restaurants, and banks.
- i. The Mixed Use Center shall be developed with a maximum of 100,000 square feet of non-residential uses.
- j. Temporary agricultural uses existing at the time of the execution of this agreement shall be allowed to remain active as permitted non-conforming uses.
- k. A minimum of thirty (30%) percent of the project area shall be designated as open space per the requirements of the Land Development Code. Wet retention areas to be counted as open space shall be amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code. The applicant shall demonstrate on the Final PUD Master Plan that the open space requirements have been met.
- l. The setbacks of the individual residential units shall be determined at the time of Final Master Plan approval.
- m. The minimum lot size, minimum yard setbacks, and minimum dwelling size for single-family residential lots shall be in accordance with the R-1BB zoning district.
- n. Any two-story or greater multi-family dwelling structure shall have a minimum 50' building setback from the exterior property lines.

# Diocese Property at San Pedro

## Legend

-  Mixed Use Center
-  SF/MF/ACLF Residential
-  Existing/Proposed Spiritual Center
-  Open Space
-  Lake



300' 0' 300' 600' 900'

**CANIN ASSOCIATES**

Urban & Environmental Planners • Landscape Architects

500 Selkirk Avenue, Orlando, Florida 32801 (407)422-4040

DATE	SCALE	JOB NUMBER	SHT. NO.
25 AUG 04	1"=300'	201040	

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## Preliminary Master Plan

**SEMINOLE COUNTY DEVELOPMENT ORDER**

On \_\_\_\_\_, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as **Exhibit A.**

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** Catholic Diocese of Orlando  
P.O. Box 1800  
Orlando, FL 32802

**Project Name:** San Pedro Center PUD Rezone and Large Scale Land Use  
Amendment

**Requested Development Approval:**

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owners of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Tina Deater  
1101 East First Street  
Sanford, Florida 32771



**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development's approval, all of which have been accepted by and agreed to by the owner of the property are as follows;

- a. All structures within 300' of the western property line shall not exceed two stories.
- b. The density within 300' of the western property line shall not exceed four units per net buildable acre.
- c. All structures within 100' of Dike Road shall not exceed three stories.
- d. Adjacent to the Howell Estates subdivision in the southeast corner of the property, buildings of one or two stories shall meet the active/passive buffer requirements of the Seminole County Land Development Code. Three story buildings shall have a minimum 120' building setback, and a 50' landscape buffer with a 6-foot masonry wall and 8 canopy trees per 100 linear feet.
- e. Except where otherwise noted, a 35' landscape buffer in compliance with the landscaping and wall requirements of the active/passive buffer standards of the Seminole County Land Development Code shall apply along all property lines.
- f. A 50' building setback from Lake Howell shall apply to all structures except boat docks.
- g. The following uses shall be allowed in the Mixed Use Center: those permitted uses and special exception uses allowed in the CN (Neighborhood Commercial District), the OP (Office Professional District), the R-3 (Multiple-family Dwelling District), restaurants, and banks.
- h. The Mixed Use Center shall be developed with a maximum of 100,000 square feet of non-residential uses.
- i. Temporary agricultural uses existing at the time of the execution of this agreement shall be allowed to remain active as permitted non-conforming uses.
- j. A minimum of thirty (30%) percent of the project area shall be designated as open space per the requirements of the Land Development Code. Wet retention areas to be counted as open space shall be amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code. The applicant shall demonstrate on the Final PUD Master Plan that the open space requirements have been met.
- k. The setbacks of the individual residential units shall be determined at the time of Final Master Plan approval.
- l. The minimum lot size, minimum yard setbacks, and minimum dwelling size for single-family residential lots shall be in accordance with the R-1BB zoning district.

**File # Z2004-058**

**DEVELOPMENT ORDER #04-23000008**

m. Any two-story or greater multi-family dwelling structure shall have a minimum 50' building setback from the exterior property lines.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

Attest: \_\_\_\_\_  
Maryanne Morse  
Clerk to the Board of County Commissioners

By: \_\_\_\_\_  
Board of County Commissioners  
Carlton Henley, Chairman

**File # Z2004-058**

DEVELOPMENT ORDER #04-23000008

## OWNER'S CONSENT AND COVENANT

**COMES NOW**, the owner, the Catholic Diocese of Orlando, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

Print Name

Norbert M. Dorsey, Bishop

Witness

Print Name

STATE OF FLORIDA )

COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Norbert M. Dorsey, who is personally known to me or who has produced \_\_\_\_\_ has identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_day  
of \_\_\_\_\_, 2005.

Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

# Exhibit A

## Description :

The South 1/2 of the Southeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 21 South, Range 30 East, Public Records of Seminole County, Florida, less and except the following :

Beginning at the Northeast corner of the Southeast 1/4 of Section 22, Township 21 South, Range 30 East, Seminole County, Florida : thence run South 89°59'04" West, 1316.08 feet to the Northwest corner of the East 1/2 of the Southeast 1/4 of said Section 22; thence run South 00°29'46" East, along the West line of the East 1/2 of the Southeast 1/4 of said Section 22, a distance of 1732.26 feet; thence run North 89°59'04" East, 200 feet; thence run North 00°29'46" West, 1093.00 feet; thence run North 89°59'04" East, 622.50 feet; thence run South 50°37'03" East, 644.07 feet to the East line of the Southeast 1/4 of said Section 22; thence run North 00°39'33" West, 1050.00 feet to the Point of Beginning, LESS the Northerly 33' for roadway purposes.

AND further Less and Except

The North 461.9 feet of the East 1/2 of the East 1/4 of the Southwest 1/4 of the Southwest 1/4 in Section 22, Township 21 South, Range 30 East.

AND

The East 440 feet of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 21 South, Range 30 East, Public Records of Seminole County, Florida.

AND

The West 1/2 of the Southeast 1/4, and the East 1/2 of the Southwest 1/4, LESS AND EXCEPT the North 25 Feet of the West 1165 feet of said parcel, which has been reserved for road purposes: AND LESS AND EXCEPT the Beginning at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 run North 475 feet, East 330 feet, South 475 feet, West 330 feet to the point of beginning, AND FURTHER LESS AND EXCEPT that part of the East 1/2 of the Southwest 1/4 of Section 27, Township 21 South, Range 30 East, Seminole County, Florida, more particularly described as follows : The North 290.00 feet of the South 765.00 feet of the West 450.00 feet of the East 1/2 of the Southwest 1/4 of Section 27, Township 21 South, Range 30 East.

AND

That part of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 21 South, Range 30 East, lying North of Slate Road #434.

AND

The East 1/2 of the Northwest 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4; the East 1/2 of the Northeast 1/4; the Northeast 1/4 of the Southwest 1/4; ALSO beginning at the Southwest corner of the Northeast 1/4 run East 154 feet, North 215 feet, Northeast to a point 350 feet north of beginning South 350 feet to Beginning; all in Section 27, Township 21 South, Range 30 East.

AND

The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 21 South, Range 30 East.

AND

The East Four Hundred and Forty Feet (E. 440') of the South three quarters (S 3/4) of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-seven (27); Township Twenty-one South (21 S), Range Thirty East (R 30 E), EXCEPTING therefrom that certain parcel of land lying in the Southeast corner thereof described as follows : Beginning at the Southeast corner of said Northwest quarter (NW 1/4) of Section Twenty-seven (27), Township Twenty-one South (21 S), Range Thirty East (R 30 E), and run West a distance of one hundred and fifty four feet (154'); thence North a distance of Two hundred fifteen feet (215'); thence Northerly to a point three hundred and fifty feet (350') North of said point of beginning; thence South three hundred and fifty feet (350') to the point of beginning, ALSO, LESS the South Twenty-Foot of West One thousand One Hundred Sixty Five (1165) feet of said parcel, which has been preserved for road purposes.

AND FURTHER LESS AND EXCEPT road right-of-ways as set forth in Order of Taking 1 Official Records Book 2585, Page 1771 and as amended in Official Records Book 775, Page 538 (as to Parcel 15 in Section 27 and as to Parcel 6 in Section 34).

THE ABOVE DESCRIBED LANDS BEING FURTHER DESCRIBED AS FOLLOWS : Begin at the intersection of the Northerly right-of-way line of Howell Branch Road as shown on Seminole County Right-of-way Map, project number PS-053, dated November 1990 and the West line of Cedar Ridge Unit 1, as recorded in Plat Book 22, Page 80, Public Records of Seminole County, Florida, said point also being on the arc of a curve, concave Northerly, having a central angle of 09°54'43" and a radius of 1437.00 feet, said point also being 63.00 feet from, measured at a right angle to, the centerline of said Howell Branch Road, thence Northerly along the arc of said curve and along said Northerly right-of-way line a distance of 248.60 feet to the Point of Tangency of said curve ( chord bearing and distance between said point being N 69°00'09" W 248.29 feet ), thence continue along said right-of-way line the following courses and distances : N 54°02'47" W a distance of 186.77 feet, thence S 25°32'13" W a distance of 3.00 feet; thence N 64°02'42" West a distance of 300.00 feet, thence N 25°57'13" E a distance of 5.00 feet, thence N 64°02'47" W a distance of 300.05 feet, thence S 25°57'13" W a distance of 5.00 feet to a point on a curve, concave Southwesterly, having a central angle of 17°11'19" and a radius of 1558.00 feet, said point being 58.00 feet from, measured radially to, the centerline of said Howell Branch Road, thence Northerly along the arc of said curve and along said Northerly right-of-way line a distance of 267.40 feet to a point ( chord bearing and distance between said point being N 72°41'07" W 455.65 feet ), thence N 08°43'14" E along said right-of-way line a distance of 5.00 feet to a point on a curve, concave Southwesterly, having a central angle of 01°03'49"11" and a radius of 1563.00 feet, said point being 63.00 feet from, measured radially to, the centerline of said Howell Branch Road, thence Northerly along the arc of said curve and along said right-of-way line a distance of 104.20 feet to a point ( chord bearing and distance between said points being N 83°11'22" W 104.18 ), thence N 04°54'03" E a distance of 3.00 feet to a point on a curve, concave Southwesterly, having a central angle of 09°55'02" and a radius of 1568.00 feet, said point being 68.00 feet from, measured radially to, the centerline of said Howell Branch Road, thence Westerly along the arc of said curve and along said right-of-way line a distance of 189.79 feet to the Point of Tangency of said curve ( chord bearing and distance between said points being N 88°34'00" W 189.67 feet ), thence continue along said right-of-way line, the following courses and distances : S 87°52'57" W a distance of 118.44 feet, thence S 02°03'03" E a distance of 5.00 feet to a point the 63.00 feet from, measured at a right angle to, the centerline of said Howell Branch Road, thence S 87°57'57" W a distance of 150.00 feet, thence S 02°02'03" E a distance of 5.00 feet to a point that is 58.00 feet from, measured at a right angle to, the centerline of said Howell Branch Road, thence S 87°57'57" W a distance of 5.00 feet to a point that is 63.00 feet from, measured at a right angle to, the centerline of said Howell Branch Road, thence S 87°57'57" W a distance of 77.70 feet to a point on the East line of the West 330.00 feet of the East 1/2 of the SW 1/4 of Section 27, Township 21 South, Range 30 East, Seminole County, Florida, thence leaving said right-of-way line N 01°11'25" W along the East line of said East 330.00 feet of the East 1/2 of the SW 1/4 of said Section 27 a distance of 413.80 feet to a point on the South line of the North 280.00 feet of the South 765.00 feet of the West 450.00 feet of the East 1/2 of the SW 1/4, thence N 89°07'49" E along the South line of said North 280.00 feet of the South 765.00 feet of the West 450.00 feet of the East 1/2 of the SW 1/4 a distance of 293.00 feet to the Southeast corner of said North 280.00 feet of the South 765.00 feet of the West 450.00 feet of the East 1/2 of the SW 1/4, thence N 01°11'25" W along the East line of said West 450.00 feet of the East 1/2 of the SW 1/4

## Description continued :

the SW 1/4 a distance of 290.00 feet to the Northeast corner of said South 765.00 feet of the West 450.00 feet of the East 1/2 of the SW 1/4, thence S 89°07'49" W along the North line of the SW 1/4 a distance of 450.00 feet of the East 1/2 of the SW 1/4 a distance of 250.00 feet, more or less, to a point on the waters edge of Lake Ann, thence Northerly along said waters edge of Lake Ann to a point on the West line of the East 1/2 of the SW 1/4 of said Section 27, thence N 01°11'25" W along the West line of said East 1/2 of the SW 1/4, said line being the East line of Lake Ann Estates Unit 1 as recorded in Plat Book 15, Page 8, Public Records of Seminole County, Florida, said line also being the East line of Lake Ann Estates Unit 2 as recorded in Plat Book 16, Page 34, Public Records of Seminole County, Florida, said line also being the East line of Lake Ann Estates Unit 3 as recorded in Plat Book 19, Page 32, Public Records of Seminole County, Florida, a distance of 1650.00 feet, more or less, to the South right-of-way line of Lake Howell Lane as described in Deed Book 161, Page 497, Public Records of Seminole County, Florida, thence N 89°16'16" E along the South right-of-way line of said Lake Howell Lane a distance of 1185.04 feet, thence N 01°11'25" W parallel to the West line of said East 1/2 of the SW 1/4 a distance of 25.00 feet to a point on the North line of the SW 1/4 of said Section 27, thence N 01°20'03" W parallel to the West line of the East 440.00 feet of the East 1/2 of the NW 1/4 of said Section 27 a distance of 25.00 feet to a point on the North right-of-way line of said Lake Howell Lane as described in Deed Book 162, Page 1, Public Records of Seminole County, Florida, thence S 89°16'16" W along the North right-of-way line of said Lake Howell Lane a distance of 290.00 feet to a point on the West line of the East 440.00 feet of the East 1/2 of the NW 1/4 of said Section 27, thence N 01°20'03" W along the West line of said East 440.00 feet of the East 1/2 of the NW 1/4 a distance of 1955.06 feet, more or less, to a point on the waters of Lake Howell, thence Southwesterly along the waters of Lake Howell and Northerly along the waters of said Lake Howell to a point on the East line of Lot 27 of Harbour Landing as recorded in Plat Book 24, Page 78, Public Records of Seminole County, Florida, thence N 01°22'56" W along the East line of said Lot 27 a distance of 260.00 feet, more or less, to a point on the North line of the S 1/2 of the SE 1/4 of Section 22, Township 21 South, Range 30 East, Seminole County, Florida, thence N 00°57'04" W along the East line of said Lot 27 a distance of 858.41 feet to a point on the South line of said Harbour Landing as recorded in Plat Book 24, Page 78, Public Records of Seminole County, Florida, thence along the South line of said Harbour Landing the following courses and distances : N 89°34'32" E a distance of 523.03 feet, thence S 01°02'22" E a distance of 647.68 feet to a point on the East line of said Section 22, thence S 01°07'22" E along the East line of said Section 22, said line being the West line of Howell Cove Fourth Section as recorded in Plat Book 24, Page 47-48, Public Records of Seminole County, Florida, a distance of 1552.65 feet to the Southeast corner of said Section 22, thence S 01°50'52" E along the East line of Section 27, Township 21 South, Range 30 East, a distance of 1332.53 feet to a point on the Northerly right-of-way line of Dike Road as described in Official Records Book 1511, Pages 548-549, Public Records of Seminole County, Florida, thence N 55°18'11" W along the Northerly right-of-way line of said Dike Road a distance of 62.77 feet to a point on the Westerly right-of-way line of said Dike Road, thence S 34°41'49" W along said Westerly right-of-way line a distance of 440.10 feet to the intersection of a curve, concave Southwesterly, having a central angle of 18°54'44" and a radius of 440.00 feet, thence Southwesterly along the arc of said curve and along said Westerly right-of-way line a distance of 145.24 feet to the Point of Tangency of said curve, thence continue along said Westerly right-of-way line S 15°47'05" W a distance of 232.30 feet to the Point of Curvature of a curve, concave Easterly, having a central angle of 62°34'28" and a radius of 300.00 feet, thence Southwesterly and Southwesterly along the arc of said curve and along said Westerly right-of-way line a distance of 327.64 feet to the Point of Tangency of said curve, thence continue along said Westerly right-of-way line S 45°47'23" E a distance of 202.43 feet to the Point of Curvature of a curve, concave Southwesterly, having a central angle of 44°58'31" and a radius of 250.00 feet, thence Southwesterly along the arc of said curve and along said Westerly right-of-way line a distance of 186.10 feet to the Point of Tangency of said curve, thence continue along said Westerly right-of-way line S 01°30'52" E 40.00 feet west of and parallel to the East line of the NE 1/4 of said Section 27 a distance of 189.69 feet to a point on the South line of the NE 1/4 of said Section 27, thence continue along said right-of-way line S 01°08'38" E 40.00 feet West, thence parallel with the East line of the SE 1/4 of said Section 27 a distance of 351.51 feet to the Point of Curvature of a curve, concave Northerly, having a central angle of 23°56'20" and a radius of 465.00 feet, thence Southwesterly along the arc of said curve and along said Westerly right-of-way line a distance of 194.28 feet to a point between said points being S 139°16'48" E 192.87 feet ), thence leaving said right-of-way line of Dike Road S 01°08'38" E along the East line of the SE 1/4 of said Section 27 a distance of 654.73 feet to a point on the Westerly right-of-way line of said Dike Road, said point being on the arc of a curve, concave Southwesterly, having a central angle of 27°15'46" and a radius of 225.00 feet, thence Southwesterly along the arc of said curve and along said Westerly right-of-way line a distance of 107.08 feet to the Point of Tangency of said curve ( chord bearing and distance between said points being S 122°9'15" W 108.05 feet ), said point being 25.00 feet from, measured at a right angle to, the East line of the SE 1/4 of said Section 27, thence S 01°08'38" E west of and parallel to the East line of said Section 27 a distance of 7.09 feet to a point on the North line of Cedar Ridge Unit 3 as recorded in Plat Book 23, Page 30, Public Records of Seminole County, Florida, thence S 89°13'24" W along the North line of said Cedar Ridge Unit 3 and along the North line of Cedar Ridge Unit 2 as recorded in Plat Book 24, Page 85, Public Records of Seminole County, Florida, a distance of 1298.91 feet to a point on the West line of said Cedar Ridge Unit 2, thence S 01°10'36" E along said west line a distance of 1317.60 feet to a point on the South line of said Section 27, said point being the Southwest corner of said Cedar Ridge Unit 2, said point also being the Northwest corner of Cedar Ridge Unit 1 as recorded in Plat Book 24, Page 80, Public Records of Seminole County, Florida, thence S 01°03'04" E along the West line of said Cedar Ridge Unit 1 a distance of 540.70 feet to the Point of Beginning.

AND

That part of the NE 1/4 of Section 27, Township 21 South, Range 30 East, Seminole County, Florida, lying East of Dike Road and being more particularly described as follows : Commence at the Southeast corner of the NE 1/4 of Section 27, Township 21 South, Range 30 East, Seminole County, Florida, thence N 01°50'52" W along the East line of said NE 1/4 a distance of 347.42 feet to the Point of Beginning, thence continue N 01°50'52" W along the East line of said NE 1/4 a distance of 941.88 feet to a point on the Easterly right-of-way line of Dike Road as described in Official Records Book 1511, Pages 548-549, Public Records of Seminole County, Florida, thence S 34°41'49" W along the Easterly right-of-way line of said Dike Road a distance of 216.85 feet to the Point of Curvature of a curve, having a central angle of 18°54'44" and a radius of 350.00 feet, thence Southwesterly along the arc of said curve and along said Easterly right-of-way line a distance of 118.83 feet to the Point of Tangency of said curve, thence continue along said Easterly right-of-way line S 15°47'05" W a distance of 232.30 feet to the Point of Curvature of a curve, concave Easterly, having a central angle of 62°34'28" and a radius of 220.00 feet, thence Southwesterly and Southwesterly along the arc of said curve and along said Easterly right-of-way line a distance of 240.27 feet to the Point of Tangency of said curve, thence continue along said Easterly right-of-way line S 45°47'23" E a distance of 202.43 feet to the Point of Curvature of a curve, concave Southwesterly, having a central angle of 16°26'18" and a radius of 330.00 feet, thence Southwesterly along the arc of said curve and along said Easterly right-of-way line a distance of 84.68 feet to the Point of Beginning ( chord bearing and distance between said points being S 38°34'14" E 94.35 feet ).

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT A); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled, "San Pedro Center PUD Large Scale Land Use Amendment and Rezone Staff Report"

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONINGS.** The zoning classification assigned to the following described property is changed from A-1 to PUD:

**SEE ATTACHED EXHIBIT A**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.



**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.**

A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes. This Ordinance shall become effective upon filing this order by the Department and recording of Development Order #04-23000008 in the official land records of Seminole County.

ENACTED this       , 2005.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Carlton Henley, Chairman

# Exhibit A

## Description :

The South 1/2 of the Southeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 21 South, Range 30 East, Public Records of Seminole County, Florida, less and except the following :

Beginning at the Northeast corner of the Southeast 1/4 of Section 22, Township 21 South, Range 30 East, Seminole County, Florida; thence run South 89°59'04" West, 1336.39 feet to the Northwest corner of the East 1/2 of the Southeast 1/4 of said Section 22; thence run South 00°29'48" East, along the West line of the East 1/2 of the Southeast 1/4 of said Section 22, a distance of 1732.26 feet; thence run North 89°59'04" East, 200 feet; thence run North 00°29'48" West, 1093.00 feet; thence run North 89°59'04" East, 622.59 feet; thence run South 50°37'03" East, 544.07 feet to the East line of the Southeast 1/4 of said Section 22; thence run North 00°39'33" West, 1050.00 feet to the Point of Beginning, LESS the Northern 33' for roadway purposes.

AND further Less and Except

The North 461.9 feet of the East 1/2 of the East 1/4 of the Southwest 1/4 of the Southeast 1/4 in Section 22, Township 21 South, Range 30 East.

AND

The East 440 feet of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 21 South, Range 30 East, Public Records of Seminole County, Florida.

AND

The West 1/2 of the Southeast 1/4, and the East 1/2 of the Southwest 1/4, LESS AND EXCEPT the North 25 feet of the West 1165 feet of said parcel, which has been Reserved for road purposes; AND LESS AND EXCEPT the Beginning at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 run North 475 feet, East 330 feet, South 475 feet, West 330 feet to the point of beginning, AND FURTHER LESS AND EXCEPT that part of the East 1/2 of the Southwest 1/4 of Section 27, Township 21 South, Range 30 East, Seminole County, Florida, more Particularly described as follows : The North 290.00 feet of the South 765.00 feet of the West 450.00 feet of the East 1/2 of the Southwest 1/4 of Section 27, Township 21 South, Range 30 East.

AND

That part of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 21 South, Range 30 East, lying North of State Road #434.

AND

The East 1/2 of the Northwest 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4; the East 1/2 of the Northeast 1/4; the Northeast 1/4 of the Southwest 1/4; ALSO beginning at the Southwest corner of the Northeast 1/4 of the Southwest 1/4, North 215 feet, Northeast to a point 350 feet north of beginning South 350 feet to Beginning of in Section 27, Township 21 South, Range 30 East.

AND

The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 21 South, Range 30 East.

AND

The East Four Hundred and Forty Feet (E. 440'), of the South three quarters (S 3/4) of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-seven (27); Township Twenty-one South (21 S), Range Thirty East (R 30 E); EXCEPTING therefrom that certain parcels of land lying in the Southeast corner thereof described as follows : Beginning at the Southeast corner of said Northwest quarter (NW 1/4) of Section Twenty-seven (27), Township Twenty-one South (21 S), Range Thirty East (R 30 E), and run West a distance of one hundred and fifty four feet (154'); thence North a distance of two hundred fifteen feet (215'); thence Northeast to a point three hundred and fifty feet (350') North of said point of beginning; thence South three hundred and fifty feet (350') to the point of beginning, ALSO, LESS the South Twenty-Five Feet of West One Thousand One Hundred Sixty Five (1165) feet of said parcel, which has been preserved for road purposes.

AND FURTHER LESS AND EXCEPT road right-of-ways as set forth in Order of Taking in Official Records Book 2585, Page 1771 and as amended in Official Records Book 775, Page 538 (as to Parcel 15 in Section 27 and as to Parcel 5 in Section 34).

THE ABOVE DESCRIBED LANDS BEING FURTHER DESCRIBED AS FOLLOWS : Begin at the intersection of the Northerly right-of-way line of Howell Branch Road as shown on Seminole County Right-of-way Map, project number PS-053, dated November 1990 and the West line of Cedar Ridge Unit 1, as recorded in Plat Book 22, Page 80, Public Records of Seminole County, Florida, said point also being on the arc of a curve, concave Northeasterly, having a central angle of 09°54'43" and a radius of 1437.00 feet, said point also being 63.00 feet from, measured at a right angle to, the centerline of said Howell Branch Road, thence Northeasterly along the arc of said curve and along said Northerly right-of-way line a distance of 248.60 feet to the Point of Tangency of said curve ( chord bearing and distance between said point being N 89°00'09" W 248.29 feet ), thence continue along said right-of-way line the following courses and distances : N 64°02'47" W a distance of 188.77 feet, thence S 25°57'13" W a distance of 5.00 feet; thence N 64°02'42" West a distance of 300.00 feet, thence N 25°57'13" E a distance of 5.00 feet, thence N 64°02'47" W a distance of 300.05 feet, thence S 25°57'13" W a distance of 5.00 feet to a point on a curve, concave Southwesterly, having a central angle of 17°11'19" and a radius of 1558.00 feet, said point being 58.00 feet from, measured radially to, the centerline of said Howell Branch Road, thence Northeasterly along the arc of said curve and along said Northerly right-of-way line a distance of 457.40 feet to a point ( chord bearing and distance between said point being N 72°47'07" W 485.85 feet ), thence N 08°43'14" E along said right-of-way line a distance of 5.00 feet to a point on a curve, concave Southwesterly, having a central angle of 03°49'11" and a radius of 1563.00 feet, said point being 63.00 feet from, measured radially to, the centerline of said Howell Branch Road, thence Northeasterly along the arc of said curve and along said right-of-way line a distance of 104.20 feet to a point ( chord bearing and distance between said points being N 83°17'22" W 104.18 ), thence N 04°54'03" E a distance of 3.00 feet to a point on a curve, concave Southerly, having a central angle of 08°55'06" and a radius of 1598.00 feet, said point being 58.00 feet from, measured radially to, the centerline of said Howell Branch Road, thence Westerly along the arc of said curve and along said right-of-way line a distance of 189.79 feet to the Point of Tangency of said curve ( chord bearing and distance between said points being N 88°34'00" W 189.87 feet ), thence continue along said right-of-way line, the following courses and distances : S 87°57'57" W a distance of 118.43 feet, thence S 02°03'03" E a distance of 5.00 feet to a point the E 63.00 feet from, measured at a right angle to, the centerline of said Howell Branch Road, thence S 87°57'57" W a distance of 150.00 feet, thence S 02°03'03" E a distance of 5.00 feet to a point that is 63.00 feet from, measured at a right angle to, the centerline of said Howell Branch Road, thence S 87°57'57" W a distance of 77.79 feet to a point on the East line of the West 330.00 feet of the East 1/2 of the SW 1/4 of Section 27, Township 21 South, Range 30 East, Seminole County, Florida, thence leaving said right-of-way line N 01°11'25" W along the East line of said East 1/2 of the SW 1/4 of the East 1/2 of the SW 1/4 of said Section 27 a distance of 413.80 feet to a point on the South line of the North 290.00 feet of the South 765.00 feet of the West 450.00 feet of the East 1/2 of the SW 1/4; thence N 89°07'49" E along the South line of said North 290.00 feet of the South 765.00 feet of the West 450.00 feet of the East 1/2 of the SW 1/4 a distance of 120.00 feet to the Southeast corner of said North 290.00 feet of the South 765.00 feet of the West 450.00 feet of the East 1/2 of the SW 1/4; thence N 01°11'25" W along the East line of said West 450.00 feet of the East 1/2 of the SW 1/4

## Description continued :

the SW 1/4 a distance of 290.00 feet to the Northeast corner of said South 765.00 feet of the West 450.00 feet of the East 1/2 of the SW 1/4, thence S 89°07'49" E along the North line of said South 765.00 feet of the West 450.00 feet of the East 1/2 of the SW 1/4 a distance of 150.00 feet, more or less, to a point on the waters edge of Lake Ann, thence Northeasterly along said waters edge of Lake Ann to a point on the West line of the East 1/2 of the SW 1/4 of said Section 27, thence N 01°11'25" W along the West line of said East 1/2 of the SW 1/4, said line being the East line of Lake Ann Estates Unit 1 as recorded in Plat Book 15, Page 8, Public Records of Seminole County, Florida, said line also being the East line of Lake Ann Estates Unit 1 as recorded in Plat Book 16, Page 34, Public Records of Seminole County, Florida, said line also being the East line of Lake Ann Estates Unit 3 as recorded in Plat Book 19, Page 32, Public Records of Seminole County, Florida, a distance of 1650.00 feet, more or less, to a point on the South right-of-way line of Lake Howell Lane as described in Deed Book 161, Page 497, Public Records of Seminole County, Florida, thence N 89°16'16" E along the South right-of-way line of said Lake Howell Lane a distance of 1185.04 feet, thence N 01°11'25" W parallel to the West line of said East 1/2 of the SW 1/4 a distance of 25.00 feet to a point on the North line of the SW 1/4 of said Section 27, thence N 01°20'03" W parallel to the West line of the East 440.00 feet of the East 1/2 of the NW 1/4 of said Section 27 a distance of 25.00 feet to a point on the North right-of-way line of said Lake Howell Lane as described in Deed Book 162, Page 1, Public Records of Seminole County, Florida, thence S 89°16'16" W along the North right-of-way line of said Lake Howell Lane a distance of 290.00 feet to a point on the West line of the East 440.00 feet of the East 1/2 of the NW 1/4 of said Section 27, thence N 01°20'03" W along the West line of said East 440.00 feet of the East 1/2 of the NW 1/4 a distance of 1958.06 feet, more or less, to a point on the waters of Lake Howell, thence Southwesterly, Northerly and Northwesterly along the waters of said Lake Howell to a point on the East line of Lot 27, Harbour Landing as recorded in Plat Book 24, Page 78, Public Records of Seminole County, Florida, thence N 01°22'56" W along the East line of said Lot 27 a distance of 260.00 feet, more or less, to a point on the North line of the S 1/2 of the SE 1/4 of Section 22, Township 21 South, Range 30 East, Seminole County, Florida, thence N 00°57'04" W along the East line of said Lot 27 a distance of 686.41 feet to a point on the South line of said Harbour Landing a distance of 686.41 feet to a point on the South line of said Harbour Landing the following courses and distances : N 89°34'32" E a distance of 623.03 feet, thence S 51°02'22" E a distance of 647.88 feet to a point on the East line of said Section 22, said line being the East line of Howell Cave Fourth Section as recorded in Plat Book 24, Page 47-48, Public Records of Seminole County, Florida, a distance of 1532.65 feet to the Southeast corner of said Section 22, thence S 01°50'52" E along the East line of Section 27, Township 21 South, Range 30 East, a distance of 1332.53 feet to a point on the Northerly right-of-way line of Dike Road as described in Official Records Book 1511, Pages 548-549, Public Records of Seminole County, Florida, thence N 55°18'11" W along the Northerly right-of-way line of said Dike Road a distance of 52.77 feet to a point on the Westerly right-of-way line of said Dike Road, thence S 34°41'49" W along said Westerly right-of-way line a distance of 240.27 feet to a point on the East line of said Dike Road, thence S 13°05'48" E a distance of 192.87 feet, thence leaving said right-of-way line of Dike Road S 01°08'38" E along the East line of the SE 1/4 of said Section 27 a distance of 854.73 feet to a point on the Westerly right-of-way line of said Dike Road, said point being on the arc of a curve, concave Southwesterly, having a central angle of 27°15'48" and a radius of 225.00 feet, thence Southwesterly along the arc of said curve and along said Westerly right-of-way line a distance of 107.06 feet to the Point of Tangency of said curve ( chord bearing and distance between said points being S 12°31'15" W 108.05 feet ), said point being 25.00 feet from, measured at a right angle to, the East line of the SE 1/4 of said Section 27, thence S 01°08'38" E west of and parallel to the East line of the SE 1/4 of said Section 27 a distance of 7.09 feet to a point on the North line of Cedar Ridge Unit 3 as recorded in Plat Book 23, Page 30, Public Records of Seminole County, Florida, thence S 89°13'24" W along the North line of said Cedar Ridge Unit 3 as recorded in Plat Book 24, Page 85, Public Records of Seminole County, Florida, a distance of 1296.91 feet to a point on the West line of said Cedar Ridge Unit 2, thence S 01°10'36" E along said West line a distance 1317.60 feet to a point on the South line of said Section 1, said point being the Southwest corner of said Cedar Ridge Unit 2, said point also being the Northwest corner of Cedar Ridge Unit 1 as recorded in Plat Book 22, Page 80, Public Records of Seminole County, Florida, thence S 01°03'04" E along the West line of said Cedar Ridge Unit 1 a distance of 540.70 feet to the Point of Beginning.

AND

That part of the NE 1/4 of Section 27, Township 21 South, Range 30 East, Seminole County, Florida, lying East of Dike Road and being more particularly described as follows : Commence at the Southeast corner of the NE 1/4 of Section 27, Township 21 South, Range 30 East, Seminole County, Florida, thence N 01°50'52" W along the East line of said NE 1/4 a distance of 347.42 feet to the Point of Beginning, thence continue N 01°50'52" W along the East line of said NE 1/4 a distance of 941.88 feet to a point on the Easterly right-of-way line of Dike Road as described in Official Records Book 1511, Pages 548-549, Public Records of Seminole County, Florida, thence S 34°41'49" W along the Easterly right-of-way line of said Dike Road a distance of 216.85 feet to the Point of Curvature of a curve, having a central angle of 18°34'44" and a radius of 350.00 feet, thence Southwesterly along the arc of said curve and along said Easterly right-of-way line a distance of 118.83 feet to the Point of Tangency of said curve, thence continue along said Easterly right-of-way line S 15°47'05" W a distance of 232.30 feet to the Point of Curvature of a curve, concave Easterly, having a central angle of 62°34'28" and a radius of 220.00 feet, thence Southwesterly and Southwesterly along the arc of said curve and along said Easterly right-of-way line a distance of 240.27 feet to the Point of Tangency of said curve, thence continue along said Easterly right-of-way line S 46°47'23" E a distance of 202.43 feet to the Point of Curvature of a curve, concave Southwesterly, having a central angle of 16°26'18" and a radius of 150.00 feet, thence Southwesterly along the arc of said curve and along said Easterly right-of-way line a distance of 34.68 feet to the Point of Beginning ( chord bearing and distance between said points being S 38°34'14" E 94.35 feet ).